

ARCHITECTURAL REVIEW BOARD

October 21, 1986

MEMBERS PRESENT: Paul Cable
Stewart Harrod
Jouett Sheeting
Richard Taylor

MEMBERS ABSENT: Norm Dooley

There being a quorum, the meeting was called to order by Chairman Cable.

The following changes were made to the September 16 minutes: Page 6, paragraph 7, line 6, sights should be sites; page 6, paragraph 8, first line, Ronnie should be Rodney; and page 7, paragraph 2, first line, Polsgrove should be Polsgrove. Mr. Taylor made a motion to approve the minutes of the September 16, 1986 meeting as amended. Mr. Harrod seconded the motion which was approved unanimously (4-0).

The only item under Old Business was a request from Gordon Taylor for approval of new construction for townhouses at 412 Wapping Street. Keith Logsdon, Director of Planning, presented the staff report. Mr. Logsdon stated that there are two sets of plans, one which shows landscaping and another which shows elevations. Mr. Logsdon stated that these plans have been revised to reflect the changes that the Board directed the applicant to make at the last regular meeting. He stated that the three units facing Wapping Street have been redesigned into two units, but they have been enlarged and now have two garages instead of one. He stated that the square footage of the units was not significantly decreased and the density of the overall project was not changed very much. He also stated that there are two areas of open space which cannot be accessed except through the neighboring property. He stated that staff would suggest that a gate be placed somewhere to gain access for maintenance of the property. Mr. Logsdon also stated that there appears to be some redesign to the chimney and front door of the corner unit facing Wilkinson Street. He stated that the wall around the structure facing Wapping Street has been moved back, and at its closest point is five feet from the sidewalk.

Chairman Cable read the motion from last month's meeting, concerning this project. He also read a letter from the Corner in Celebrities Neighborhood Association concerning recommendations for use in evaluating site development proposals for the property at 412 Wapping Street.

Mr. Gordon Taylor, the applicant, stated that it was an oversight not putting a gate in for maintenance purposes. Mr. Taylor stated that one unit (approximately 1900 square feet) was taken out of the proposal reducing the units on Wapping Street to only two. He also stated that one of those two remaining units was only increased by a foot and the other unit was increased by approximately 8 feet. He stated that the additional square footage lies in the double garages. Mr. Taylor stated that he felt he responded to all of the concerns of the Board and the Neighborhood Association. He stated that the setbacks of the buildings have been changed.

Mr. Sheeting questioned Mr. Taylor if the chimney on Wapping Street were to be put on the other side of the building if this would create a problem in the interior design. Mr. Taylor stated yes, probably. Mr. Sheeting stated that where the two garages are between the buildings the roof line is straight across, and he questioned if the same design could be used on these two buildings as was used on the other buildings, so as not to be in a straight line. Mr. Taylor did not know if this could be done. Mr. Sheeting asked if the back doors on the garages leading to the courtyard would be solid or have glass. Mr. Taylor stated that the doors could have glass in them.

Mr. Sheeting then stated that according to the motion from last month's meeting, the plans have been revised; the number of units has been reduced from six to five; and the setbacks have been changed. Mr. Richard Taylor questioned if a more contemporary design and fewer replica have been used. Mr. Gordon Taylor stated that he felt that the design of the units is harmonious to the neighborhood. Chairman Cable stated that copying detail just because it exists in the neighborhood does not mean that you have to use that design over and over. He also stated that he felt that this structure would compete with Liberty Hall and the Orlando Brown house.

Mr. Bob Polsgrove, Chairman of the Corner in Celebrities Neighborhood Association, stated that several members have seen the redesign of these units and the Association still is concerned with the setback on the Wapping Street side and the alignment with the McDonald property. He stated that the two units on the Wapping Street side are five to six feet in front of the McDonald house. He also stated that the primary facades of the buildings facing the street continue to show a five foot wall in front of one of the Wapping Street units and the Association feels that this wall should be moved to the west. He also stated that the Association would request that the foundation of the units be stone.

Mr. Bill May stated he would call the Board's attention to Section 17.101 (E) concerning width. Chairman Cable stated that the width of the buildings is not a problem. Mr. Frank

Sower stated that he felt that the front of the buildings should be facing the street instead of the back of the buildings.

Chairman Cable stated that the important factors to be considered in approving or disapproving this application are the wall; finished floor height; breaking up of the elevation on the Wapping Street side of the two double garages in between the two units; iron fence as it exists and how it is going to be used; stone post on the corner; design features of the complex; and location of gates for maintenance. Mr. Sheeting made a motion that in accordance with the evidence presented to the Board and for the future development of Frankfort's historic area that a Certificate of Appropriateness be approved for Mr. Gordon Taylor with the understanding that the setbacks are approved as shown and that the fence post will remain at the location it is now in, a small gate will be applied to the property where necessary to have access to cut the grass within the two areas, and also, that the roof alignment of the garages will be treated as pointed out in the previous discussion to have a break in it to create a rhythm in the neighborhood. Mr. Harrod seconded the motion which was disapproved (2-2). Chairman Cable and Mr. Taylor voted no.

After more discussion, Mr. Sheeting made a motion that in accordance with the evidence presented to the Board and for the future development of Frankfort's historic area that a Certificate of Appropriateness be approved with the following conditions: Mr. Taylor adhere to the setback which would place his buildings in line with the adjacent property on Wapping Street; the post on the corner be left where it is; utilize the existing fence in the construction of the wall; finished floor elevation be raised a minimum of 1.6 inches; small gates be constructed where necessary to provide maintenance to the green areas; garage roofs on Wapping Street side be offset; Mr. Taylor conform to the guidelines of the Architectural Review Board in that all details be operable; and as a courtesy to this Board, Mr. Taylor will submit a sample of the brick to be used in the construction. Mr. Harrod seconded the motion which was approved (4-0).

The first item under New Business was a request from Diane M. Thompson for approval of exterior remodeling to change box gutters to hanging gutters and to reroof the entire house at 214 West Campbell. Keith Logsdon stated that the applicant was not present but that the application was turned in early before the Board had decided to meet on this date and he felt that there was possibly a miscommunication with the applicant. Mr. Taylor made a motion to consider this application in the absence of the applicant since the staff appears to have no substantial objections. Mr. Harrod seconded the motion which was approved unanimously. Mr. Logsdon presented the staff report and showed several slides of the property. Mr. Logsdon stated that roof repair of this nature does not come before this board

but because she was doing something else it was just brought to the board's attention. He stated that the box gutters are worn out and leak. Mr. Taylor made a motion to issue a Certificate of Appropriateness for the property at 214 West Campbell to change the box gutters to hanging gutters. Mr. Sheeting seconded the motion which was approved unanimously (4-0).

The next item was a request from Gary Hager for exterior remodeling approval at 210 West Todd for the purpose of changing the front and rear roof and for approval of new construction for the purpose of constructing a new garage. Keith Logsdon presented the staff report. He showed several slides of the property. Mr. Logsdon stated that Mr. Hager is proposing to rebuild his front and rear roof to a gable style, which will closely resemble the existing main roof and should be compatible. He stated that the applicant proposes to construct a garage in a location where a similar garage used to be located, which was demolished in 1983. He stated that the garage will be the same size as it once existed with the side setback being four feet from his neighbor and the rear of the garage will be inches off the rear property line. He also stated that Mr. Hager had informed him before the meeting that he would like to change his request concerning the rear roof.

Mr. Gary Hager, was present, and stated that he would like to leave the roof in the rear as it is but to raise the outer wall to have an actual eight foot ceiling height inside the dwelling. He stated that the roof will still have the same slope, just a little higher. He stated that the garage will be constructed of weatherboarding to match the house.

Mr. Sheeting made a motion to issue a Certificate of Appropriateness for the property at 210 West Todd Street for the purpose of changing the front and rear roof, the front roof will have square columns instead of round, and the dental work will not appear on the porch. Mr. Harrod seconded the motion which was approved unanimously (4-0). Mr. Sheeting made a motion to issue a Certificate of Appropriateness for the construction of a new garage by using weatherboarding material as siding and that the setbacks be approved as stated. Mr. Taylor seconded the motion which was approved unanimously (4-0).

The next item of business was a request from the Republican Party for approval of exterior remodeling for the purpose of installing a sign and flag pole at 105 West Third. Keith Logsdon presented the staff report. He showed several slides of the property. He stated that there are no regulations concerning flag poles, they are permitted at any height. He stated that the sign will have a triangular effect with the sign facing both Third and Capital Streets. He stated that the sign that will be placed on the stone structure meets the regulations.

Mr. William Kirkland, representing the applicant, stated that the sign, approximately 1 3/4 feet by 5 feet, will be on chiselled stone to match the wall and enhance the corner. He also stated that the flag pole will be about thirty-five feet which will match the approximate height of the house.

Mr. Harrod made a motion to issue a Certificate of Appropriateness for the Republican Party to construct a sign as specified in the drawing and also include a flag pole. Mr. Taylor seconded the motion which was approved unanimously (4-0).

The next item of business was a request from Colette Cardwell for exterior remodeling at 120 East State Street. Keith Logsdon presented the staff report. Mr. Logsdon stated that this item was advertised incorrectly in the newspaper as installing siding. Mr. Gary Wilson, representing the applicant, stated that the soffitt area will be covered with white vinyl, which will be hung vertically, and five inch guttering will be installed. He stated that no gingerbread or details will be disturbed.

Mr. Taylor made a motion to issue a Certificate of Appropriateness for the installation of five inch white aluminum guttering and down spouts on the property at 120 East State Street and permit the covering of the overhang with white vinyl siding on the fascia and soffitt. Mr. Sheetinger seconded the motion which was approved unanimously (4-0).

The last item of business was a Review of Section 106 Case Study for Phase II of the East Main Street CDBG Project. Mr. Keith Logsdon introduced Mr. Wil Linder of Wil Linder and Associates located in Berea, Kentucky, Don Jeffers and Donna Murphy. Mr. Jeffers explained that the Section 106 Review is the major protective process for historic properties and is administered by the Advisory Council on Historic Preservation in Washington, D.C. and locally by the State Historic Preservation Office and the Kentucky Heritage Council. He stated that the properties in question are located within a historic district and are identified as 116 East Main, 100-104 West Broadway, 402-404 High Street, 406-408 High Street, 410 High Street and 412 High Street. Mr. Jeffers stated that the CDBG funds are federal funds and the approved application includes acquisition, demolition and rehabilitation of properties.

He stated that the conclusion, at this point, pending concurrence from the State Historic Preservation Office is to acquire and demolish all structures; excepting 406-408 High Street, due to the historic and architectural significance; and possibly 412 High Street due to the good structural condition. He stated that the remaining structures were of such poor structural condition, were of insignificant historical, architectural, or archaeological contribution or were infeasible due to prohibitive costs for rehabilitation.

At this time Mr. Jeffers showed slides of the properties in question. He stated that the property at 116 East Main will be razed, along with two other buildings not in the historic district, to provide a left turn storage lane onto Capitol Avenue, a through lane and a right turn lane. He stated that a parking lot will be placed on the remainder of the space. He stated that the property at 100-104 West Broadway was in very poor condition with no utilities, constructed around 1870; 402-404 High Street was in moderately poor condition, built around 1912; 406-408 High Street, is in good condition and historically significant, built as a townhouse/duplex; 410 High Street, built between 1902 and 1907, is in extremely bad condition and should be condemned, principal structure supports are rotten and there are no utilities; 412 High Street, built between 1912 and 1925, is in good condition with tenants living there.

Mr. Bob Earler, owner of the property at 410 High Street, was present and stated that he has received \$45,000 from the Secretary of the Interior to renovate this property. He stated that the property was not in poor condition and suggested that Mr. Jeffers and the other consultants go through the building and reassess it.

Mr. Bob Polsgrove, president of Historic Frankfort, stated that the city is running the risk of replacing buildings without knowing what will be in their place. He stated that this area needs new development but you do not revitalize historic areas by replacing historic buildings.

Mr. Jeffers concluded by stating that his appearance before the ARB at this time was to explain the Section 106 Review process and to seek the Board's comments. He also stated that after release of the CDBG funds, the administrators of the East Main Street Project will approach the ARB to secure demolition and rehabilitation permits, as applicable.

Under Staff Discussion, Keith Logsdon stated that an emergency building permit was issued for the First Christian Church on Lewis Street. He stated that the rear of the building had water damage and they removed this and put everything back as it was. All members of the Board concurred with the issuance of the permit. Chairman Cable asked if Mr. Rodney Ratliff was notified concerning the application of siding to his building on Broadway which was denied at the last meeting. Mr. Logsdon stated that a letter was written to him notifying him that the siding must be removed by November 3 or he must come back before the Board, if he so chooses. Chairman Cable also read a letter from Mr. Robert M. Polsgrove, Chairman of the Corner in Celebrities Neighborhood Association (copy attached) which suggested procedural changes for the operation of the ARB which

would improve the general public's understanding and ability to respond to applications.

Mr. Taylor made a motion to adjourn. Mr. Harrod seconded the motion which was approved unanimously (4-0).

Paul Cable, Chairman